



**SUMMERHILL**  
Commercial Real Estate, LLC

# OFFICE/RETAIL FOR LEASE

7525 Village Drive, Suite 170 B  
Lino Lakes, MN 55014

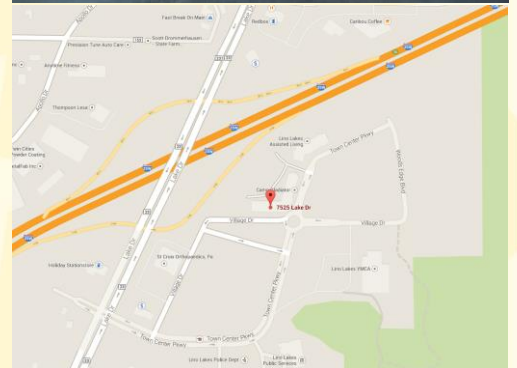


**Square Footage:** 1,650 rentable square feet (includes completed restrooms).

**Base Rental Rate:** \$9.00 PSF.

**Tax and CAM (2019):** \$3.51 PSF (includes gas & electric utilities).

- Main floor office/retail space available for lease now, 12,950 SF leased out!
- Last remaining main floor space! (3) floors of leased out apartments above.
- Great visibility to Lake Dr w/19,500 vpd & I-35W w/ 42,000 vpd (2018/MNDOT).
- Near many retailers including Target, Kohls, Holiday Station, Banks, Caribou Coffee, Starbucks, Precision Auto, McDonalds, Dairy Queen, & many more.
- Located next to a very busy YMCA, Sr. Housing, & the Lino Lakes city offices.
- Vanilla shell improvements included in rate, additional improvements available.
- Excellent location at the busy intersection of Lake Dr (CR-23) & I-35W.
- Abundant glass in space w/high ceiling height.
- Ample parked building w/new landscaping and nicely designed exterior hardscapes providing potential opportunities for exterior seating.
- Solid construction building w/excellent infrastructure in space for flexible uses.
- Great newer development with a park located right across the street.
- Demographics: 3,215-1 mile, 20,883-3 miles, 64,087-5 miles (2018/ESRI).
- Avg HH income: \$118,904-1 mile, \$117,960-3 miles, \$124,427-5 miles (2018/ESRI).



**For more information, please contact:**

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or visit our website at:

[www.summerhillcommercial.com](http://www.summerhillcommercial.com)

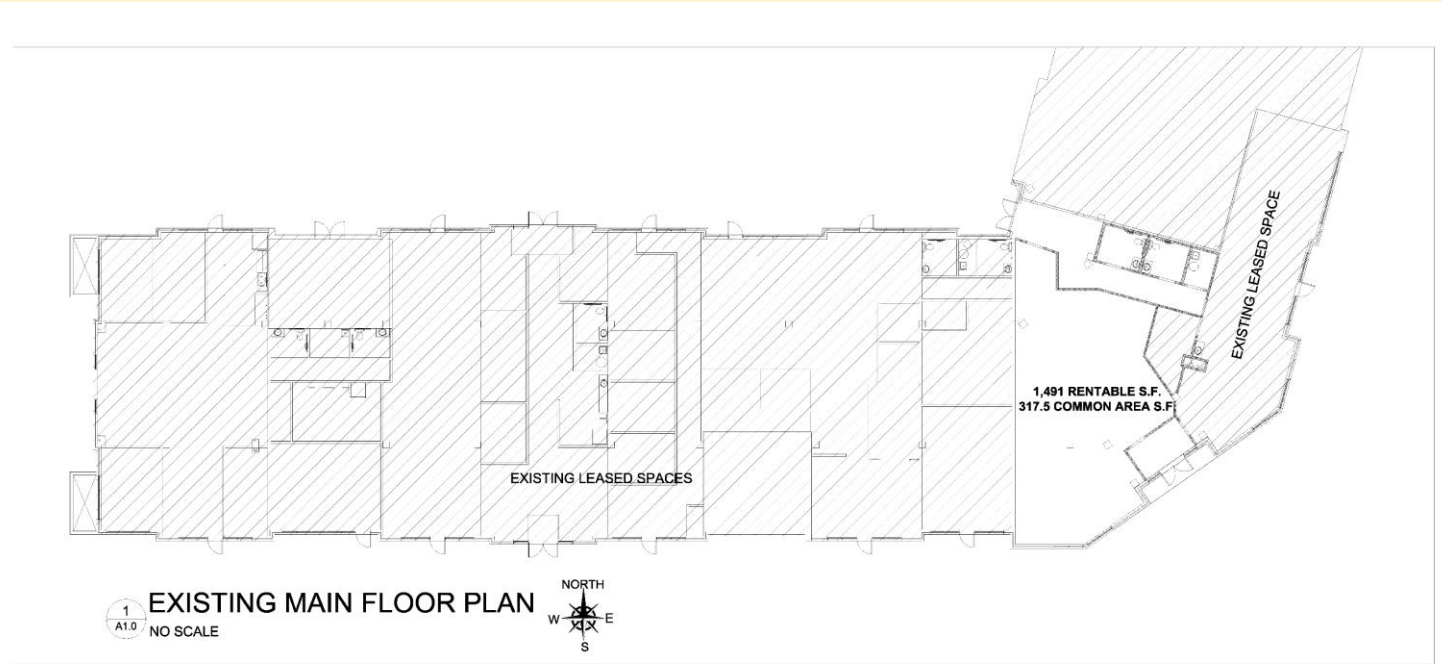




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